

# Inspection Report

123 Any Way St, Lake Jackson, TX 77566



**Inspection Date** October 13, 2016

**Client** Joe Homebuyer

**Inspector** Duffy Cavanaugh

971-599-1931

[duffy@solidgroundhomeinspection.com](mailto:duffy@solidgroundhomeinspection.com)

**Real Estate Agent**

Janet RealEstate

503-555-1212

[janet@notarealemail.com](mailto:janet@notarealemail.com)

State of Oregon CCB#212283 OCHI#1928, InterNACHI 16092116

Captain, Engineer, US Army National Guard



## **Table of Contents**

- 1. Executive Summary**
- 2. General Information**
- 3. Definitions**
- 4. Roof**
- 5. Electrical**
- 6. HVAC**
- 7. Plumbing**
- 8. Appliances**
- 9. Building Exterior**
- 10. Building Structure**
- 11. Fireplace and Chimney**
- 12. Room Components**
- 13. Landscaping and Hardscaping**
- 14. Scope of Inspection**

## Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

## Property Condition Summary

Dear Homeowner,

Thank you for your business. It was a pleasure inspection 123 Any Way Street.

Your home is in good overall condition for the age of the home. Minor defects/faults were located and a few deferred maintenance items were found as well.

We hope this report meets your needs. Please feel free to contact us with any questions or concerns.

Cheers,

Duffy Cavanaugh  
Owner, Lead Inspector

## Significant Concerns

### Safety Concerns

#### Room Components

I.16.a. Stair(Hallway and Stairs): Newels are loose

### Items Not Operating

#### Appliances

E.3.a. Microwave Oven(Kitchen): Not Working

### Major Concerns

#### Electrical

B.2.a. Electric service panel(Attached Garage): Amateur wiring

#### Fireplace and Chimney

H.1.a. Chimney / Flue(Exterior: Roof View): Chimney chase brick is deteriorated

## Budget to Replace

#### HVAC

C.1.a. Air Conditioner(Exterior: Ground View): Condenser is nearing the end of its useful life

#### Plumbing

D.10.a. Water Heater(Exterior: Ground View): Nearing the end of its useful life

## Needs Further Evaluation

#### Building Exterior

F.1.a. Downspout(Exterior: Ground View): Fasteners are not held tight to the building

### Fireplace and Chimney

- H.1.b. Chimney / Flue(Exterior: Roof View): Chimney cap is cracked or damaged
- H.1.c. Chimney / Flue(Exterior: Roof View): Flashing is loose

### Room Components

- I.18.a. Wall(2nd Bathroom): Mirror is cracked
- I.18.b. Wall(2nd Bathroom): Mirror support hangers are loose or missing

---

## Items to Monitor

### Building Structure

- G.2.a. Beam(Crawl Space): Shifting or moving from its foundation pocket
- G.4.a. Foundation Wall(Exterior: Ground View): Exhibits hairline vertical cracking

---

## Maintenance Items

### Building Exterior

- F.4.a. Exterior Trim(Exterior: Ground View): Caulk has aged leaving holes or gaps
- F.4.b. Exterior Trim(Exterior: Ground View): Extremely worn in areas

### Fireplace and Chimney

- H.1.d. Chimney / Flue(Exterior: Roof View): Chimney chase mortar is loose or deteriorating

### Room Components

- I.2.a. Ceiling(Master Bedroom): Area around ceiling fan opening shows signs of previous water damage
- I.7.a. Floor(Crawl Space): Vapor barrier shows gaps in coverage
- I.11.a. Interior Trim(Kitchen): Joints are separating
- I.18.c. Wall(2nd Bedroom): Drywall has nail pops

### Landscaping and Hardscaping

- J.2.a. Driveway(Exterior: Ground View): Concrete is aged with minor cracks







## General Information

- Present During Inspection: Buyer, Buyer's agent
- Heating System: Furnace
- Occupancy: Occupied
- Method To Inspect Attic: Inside attic
- Weather Conditions: Partly Cloudy
- House Faces: East
- Price Of Home: 249900
- Ground Conditions: Wet
- Location Of Attic Entrance: Garage
- Recent Rain (3 Days): Yes
- Style Of Home: Cottage
- # Of Stories: 1
- Square Footage: 2200
- Year Built: 1985
- Sewer System: Public
- Location Of Crawl Space Entrance: Closet
- Method To Inspect Roof: On roof
- Foundation Design: Crawl Space
- Water Source: Public
- Method To Inspect Crawl Space: Inside crawlspace
- Temperature: 60

PREVIEW

## Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

	<b>Satisfactory</b>	No material issues have been found. One or more cosmetic issues may have been observed.
	<b>Not working</b>	Was not working at the time of the inspection.
	<b>Marginal</b>	The item is working, but has at least one concern that is beyond cosmetic.
	<b>Poor</b>	Is operating, but has at least one major concern with its operation.
	<b>Safety Hazard</b>	Has conditions that make operation of the item unsafe and is in need of prompt attention.
	<b>Not Inspected</b>	Was not inspected. The reason is typically indicated.

## A. Roof

### Descriptions:

#### Attic Ventilation

- Type: Ridge

#### Roof Material

- Approximate Age: 5 - 7 years
- Roof Material: Asphalt (Architectural)

### Concerns and Observations:

#### 1. Attic Ventilation



#### 2. Plumbing Vent



#### 3. Roof Flashing



#### 4. Roof Material



## B. Electrical

### Descriptions:

#### Wiring

- Wiring Method: Romex

#### Electrical service

- Location Of Main Disconnect: garage exterior
- Rating: 240 Volts
- Service Entry Style: Overhead
- Location: Exterior: Ground View

#### Kitchen / Bath Exhaust

- Type: Ceiling / Wall Vex

#### Electric service panel

- # of 110 Volt Circuits: 15
- # of 220 Volt Circuits: 6
- Circuit Breaker Size: 20, 30, 60, 100, 40, 15
- Manufacturer Name: Siemens
- Panel Rating: 200 Amp
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper
- Wiring Type - Main: Copper
- Location: Attached Garage

### Disclaimers:

- Home inspectors do not remove the cover for the main electrical disconnect, since this is not safe to do with the house power turned on, and we cannot turn the power off during the home inspection.

### Concerns and Observations:

#### 1. Door Bell



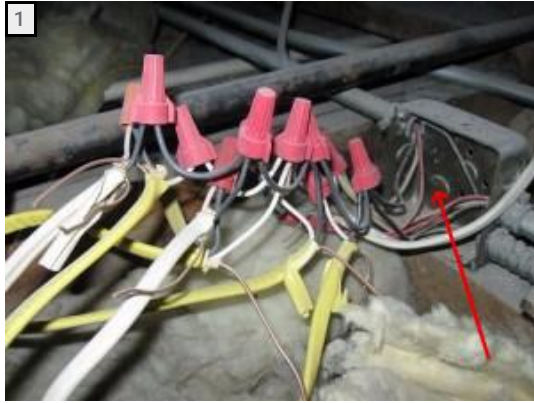
#### 2. Electric service panel



a.

**Amateur wiring**

**Location** Attached Garage  
**Impact** The amateur wiring renders the electrical supply unsafe  
**Suggested Action** Have improved by a licensed electrician



Wires out of junction box

**3. Electrical service**

- 

**4. GFCI**

- 

**5. Kitchen / Bath Exhaust**

- 

**6. Light Fixture**

- 

**7. Outlet**

- 

**8. Smoke Alarm**

- 

**9. Switch**

- 

**10. Wiring**

- 

**C. HVAC**

**Descriptions:**

**Air Conditioner**

- Air Conditioner Type: Packaged
- Air Distribution Method: Ducts
- Capacity: 3 Ton

**Thermostat**

- Location: Living Room



- Condensing Type: Air
- Energy Source: Electric
- Installed Fuse Breaker: 30
- Manufacturer Name: Amana
- Maximum Fuse/ Breaker Rating: 30
- Model Number: example#
- Serial Number: example#2
- Type: Cased
- Year Built: 2002
- Location: Exterior: Ground View
- [Manual](#)

## Concerns and Observations:

### 1. Air Conditioner



✓

a.

#### Condenser is nearing the end of its useful life

Location  
Suggested Action

Exterior: Ground View  
Budget for a newer unit. In the interim, a higher level of maintenance can be expected

### 2. Ductwork



✓

### 3. Thermostat



✓

## D. Plumbing

### Descriptions:

#### Waste discharge pipe

- Plumbing Waste Piping Material: ABS, PVC

#### Sink

- Mounting: Top-mounted, Undermounted, Flush-mounted
- Number Of Bowls: Double Bowl, Single Bowl
- Type (Bathroom): Pedestal, Vanity Mount

#### Cleanout

- Location: Exterior Right Side

#### Water Pipe

- Water Service Piping Material: Copper
- Water Supply Piping Material: Copper

#### Shower / Tub

- Material: Fiberglass
- Type: Drop-in

#### Water Heater

- Btu Or Watt Input Rating: 18000
- Capacity: 50 gal
- Energy Source: Electricity
- Manufacturer Name: Bosch
- Model Number: example 1
- Serial Number: example 2
- Type: Recovery
- Year Built: 2002
- Location:
- [Manual](#)

#### Hose Bibb

- Freeze Resistant: true

#### Main fuel supply

- Shutoff Location: garage exterior

## Concerns and Observations:

### 1. Cleanout



### 2. Foundation drainage system



### 3. Fuel lines



### 4. Hose Bibb



### 5. Main fuel supply



### 6. Shower / Tub



### 7. Sink



### 8. Toilet



### 9. Waste discharge pipe



### 10. Water Heater



a.

### Nearing the end of its useful life

Location Exterior: Ground View

Suggested Action Budget for a newer unit. In the interim, a higher level of maintenance can be expected

### 11. Water Pipe



## E. Appliances

### Descriptions:

#### Oven/Range

- Energy Source: Gas

#### Dishwasher

- Manufacturer Name: Bosch
- Year Built: 2014
- [Manual](#)

**Dryer**

- Energy Source: Gas
- Venting Location: Wall

**Disclaimers:**

- The appliances are checked for general condition as a courtesy to our clients. No warranty or guarantee is implied as to the functionality of all the individual features and functions of the appliances.

**Concerns and Observations:**

**1. Dishwasher**

- ✓
- ⊖
- ⬇
- ⚠
- ⊘
- ⊘

**2. Dryer**

- ✓
- ⊖
- ⬇
- ⚠
- ⊘
- ⊘

**3. Microwave Oven**

- ✓
- ⊖
- ⬇
- ⚠
- ⊘
- ⊘

a.

	<b>Not Working</b>
Location	Kitchen
Suggested Action	Replace the unit as desired



**4. Oven/Range**

- ✓
- ⊖
- ⬇
- ⚠
- ⊘
- ⊘

**5. Refrigerator**

- ✓
- ⊖
- ⬇
- ⚠
- ⊘
- ⊘

**6. Washer**

- ✓
- ⊖
- ⬇
- ⚠
- ⊘
- ⊘

**F. Building Exterior**

**Descriptions:**

**Gutter**

- Material: Aluminum
- Type: Eave Mounted

**Downspout**

- Drainage Location: Below grade
- Material: Aluminum

**Siding**

**Eave**

- Material: Fiberboard, Concrete

- Fascia Material: Wood
- Soffit Material: Wood

**Exterior Trim**

- Material: Wood

**Concerns and Observations:**

**1. Downspout**



a.

**Fasteners are not held tight to the building**

**Location** Exterior: Ground View  
**Impact** Without proper fasteners, the downspout could further pull away  
**Suggested Action** Resecure or replace the fasteners  
**Other Information** Fasteners hold the downspout secure to the building to avoid disconnection from the gutter



**2. Eave**



**3. Exhaust Vent**



**4. Exterior Trim**



a.

**Caulk has aged leaving holes or gaps**

**Location** Exterior: Ground View  
**Impact** The gaps could allow for moisture and insect intrusion which may cause damage to the wood over time  
**Suggested Action** Repair the caulking

b.

**Extremely worn in areas**

**Location** Exterior: Ground View  
**Suggested Action** Recommend further evaluation and repair or replace as needed

5. Gutter



6. Siding



## G. Building Structure

### Descriptions:

**Roof Structure**

- Framing Type: Trusses
- Roof Pitch: Medium
- Roof Style: Gable

**Column / Pier**

- Material: Wood

**Foundation Wall**

- Material: Poured Concrete

**Joist**

- Material: Wood, Manufactured
- Size: 8inch
- Type: Engineered I beam

**Roof Sheathing**

- Flashing Material: Aluminum
- Material: OSB

**Beam**

- Material: Wood

### Concerns and Observations:

1. Basement / Crawl Space Ventilation



a.

**Good amount of foundation vents. Good cross venting**

Location Crawl Space

2. Beam



a.

**Shifting or moving from its foundation pocket**

Location Crawl Space

Impact The movement may worsen causing structural integrity issues

Suggested Action Monitor for further movement. Should any occur, have repaired by a building or remodeling contractor

Other Information This could be an indication of improper construction, design for the given load

3. Column / Pier



4. Foundation Wall



a.

		<b>Exhibits hairline vertical cracking</b>
<b>Location</b>		Exterior: Ground View
<b>Impact</b>		The cracking may worsen allowing moisture intrusion
<b>Suggested Action</b>		Monitor for further cracking. If the cracks widen have epoxy injected into the crack by a licensed waterproofing contractor

5. Joist



6. Rafter



7. Roof Sheathing



8. Roof Structure



9. Truss



## H. Fireplace and Chimney

### Descriptions:

#### Chimney / Flue

- Chimney Chase Material: Brick
- Flue Material: Clay Tiles
- Location Inspected Chimney: Exterior, Roof
- Viewed From: From Ground, From Roof, On Ladder

### Concerns and Observations:

#### 1. Chimney / Flue



a.

		<b>Chimney chase brick is deteriorated</b>
<b>Location</b>		Exterior: Roof View
<b>Impact</b>		This may allow water or moisture to enter the chimney chase causing damage
<b>Suggested Action</b>		Have repaired or replaced by a qualified brick mason



b.

### Chimney cap is cracked or damaged

**Location** Exterior: Roof View

**Impact** This may allow water or moisture to enter the chimney chase causing damage to the brick and mortar

**Suggested Action** Have repaired by a qualified brick mason. Repairs may include caulking and sealing to prevent moisture intrusion and /or further degradation

**Other Information** Chimney cap is designed to cover the chimney chase and surround the flue(s) with a weather-tight seal



c.

### Flashing is loose

**Location** Exterior: Roof View

**Impact** The loose flashing will allow for moisture intrusion

**Suggested Action** Secure the flashing



d.

### Chimney chase mortar is loose or deteriorating

**Location** Exterior: Roof View

**Impact** The damage may worsen and would need more extensive repairs

**Suggested Action** Have spot-pointed by a qualified brick mason or tuckpointing technician to maintain optimal performance going forward





## I. Room Components

### Descriptions:

#### Countertop

- Material: Granite

#### Floor

- Floor Cover: Concrete, Laminate, Tile
- Sub Floor Material: Plywood

#### Overhead Door

- Material: Steel, Insulated

#### Ceiling

- Material: Drywall

#### Wall

- Material: Drywall
- Wall Treatments: Wainscoting

#### Screen

- Material: Vinyl

#### Stair

- Rail Material: Wood
- Stair Covering: Wood

#### Interior Door

- Materials: Hollow Core
- Style: Panel

#### Interior Trim

- Type of Material: Staingrade Hardwood

#### Cabinet

- Cabinet Details: Solid Wood
- Construction Material: Wood Veneer

#### Insulation

- Approximate Depth: 18
- Insulation Style: Fiberglass batting, Fiberglass Blown In
- R-value: 36

#### Garage door opener

- Manufacturer: Genie
- Type: Mechanical

#### Exterior door

- Materials: Fiberglass

#### Window

- Window Frame Type: Vinyl
- Window Glass Type: Double pane
- Window Type: Slider, Stationary, Casement, Single hung

### Concerns and Observations:

#### 1. Cabinet



#### 2. Ceiling





a.

**Area around ceiling fan opening shows signs of previous water damage**

**Location** Master Bedroom  
**Impact** Cosmetic only, assuming the leak/moisture issue is fixed  
**Suggested Action** After repairing the leak, repair or replace the damaged area  
**Other Information** This is likely a result of moisture intrusion from an old roof leak. The areas seemed to be dry.

**3. Countertop**



**4. Crawl Space Entrance**



**5. Exterior door**



**6. Fire wall**



**7. Floor**



a.

**Vapor barrier shows gaps in coverage**

**Location** Crawl Space  
**Impact** Ground moisture can affect structural integrity  
**Suggested Action** Recommend cover ground with approved vapor barrier.

**8. Garage door opener**



**9. Insulation**



**10. Interior Door**



**11. Interior Trim**



a.

**Joints are separating**

**Location** Kitchen  
**Impact** The gaps provide no protection against insect intrusion and adversely affect the thermal barrier of the home, potentially increasing utility costs  
**Suggested Action** Caulk and paint the gaps

**12. Interior service door**

- 
- 13. Overhead Door
- 
- 14. Register / Return
- 
- 15. Screen
- 
- 16. Stair
- 

a.

**Newels are loose**

**Location** Hallway and Stairs  
**Impact** Reduces the stability of the stair rail system limiting its capacity to stop or reduce the extent of a fall  
**Suggested Action** Secure the newels



17. Vanity

- 

18. Wall

- 

a.

**Mirror is cracked**

**Location** 2nd Bathroom  
**Impact** The cracks expose sharp edges and affects aesthetics  
**Suggested Action** Replace the mirror



b.

**Mirror support hangers are loose or missing**

**Location** 2nd Bathroom

**Impact** Without proper support, the mirror may loosen and/or pull away from the wall

**Suggested Action** Replace the support hangers

c.

**Drywall has nail pops**

**Location** 2nd Bedroom

**Suggested Action** Remove the nail and insert a screw and repair with drywall compound When repainting

19. Window



**J. Landscaping and Hardscaping**

**Descriptions:**

**Patio and walkway**

- Material: Concrete

**Driveway**

- Material: Concrete

**Concerns and Observations:**

1. Drainage and Grading



2. Driveway



✓  
a.

### Concrete is aged with minor cracks

**Location** Exterior: Ground View  
**Impact** The cracks allow for water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete driveway replacement  
**Suggested Action** Seal the crack(s) with weather-resistant pliable concrete sealer

#### 3. Landscape Feature



#### 4. Patio and walkway



#### 5. Stair and Stoop



PREVIEW

## Scope of Inspection

- An inspection does not determine the market value of the property or its marketability.
- The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- An inspection will not identify concealed or latent defects.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- No guarantees or warranties are provided in connection with the home inspection.
- The inspection is limited to visible and accessible components and areas only.
- This home inspection is being conducted in accordance with the InterNACHI guidelines.
- This home inspection is being conducted in accordance with the state Standard of Practice guidelines.
- Attached Garage - Storage in room restricted visual access limiting inspection.
- Laundry Room / Mudroom - Storage in room restricted visual access limiting inspection.

PREVIEW